

Havant Borough Council
Development Control
Civic Offices Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2019/121629/02-L01
Your ref: APP/19/00800
Date: 14 October 2019

Dear Sir/Madam

**CHANGE OF USE FROM DOMESTIC CURTILAGE WITH STATIC CARAVAN TO
STATIC CARAVAN WITH ALL YEAR OWNER OCCUPANCY AND THREE
ADDITIONAL STATIC CARAVANS WITH 10 MONTH RENTAL OCCUPANCY. 40
HAVEN ROAD, HAYLING ISLAND, PO11 9RY**

Thank you for the consultation on the above application, please quote our reference on all correspondence.

We have reviewed the application upon your request and have amended our response appropriately.

Environment Agency Position

The site is wholly in Flood Zone 2 on the EAs Flood Map for Planning (Rivers and Sea), designated as having a land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year. Whilst the applicant has described the proposed development as More Vulnerable, due to the proposed year round occupation of one of the caravans on site we would consider this development to be Highly Vulnerable. As such Havant Borough Council should confirm, as the decision maker, what vulnerability classification the proposed works constitute as and if all of the proposal should undertake the exception test.

Notwithstanding the above, the following objection from our previous response still stands.

In the absence of an acceptable Flood Risk Assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- consider how people will be kept safe from the identified flood hazards
- consider how a range of flooding events (including extreme events) will affect people and property
- consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event
- take the impacts of climate change into account
 - There is no assessment of the impact of climate change using appropriate climate change allowances '[Flood risk assessments: climate change allowances](#)'
 - Flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resilient to the flood levels for the lifetime of the development. Consequently the development proposes inadequate:
 - Raised finished floor levels
 - Resistance and resilience measures
 - Safe access and egress routes

Overcoming our Objection

The current proposed development is situated within Flood Zone 2 and therefore at risk from a 0.1% probability flood event, which would result in a flood level of 3.6m AOD. The submitted plans propose internal floor levels of 3.5m AOD. We would expect finished floor levels to be 600mm above the design flood level. As appropriate climate change allowances have not been taken into consideration we would remind you that this would need to be ascertained before floor levels are established. The Local Planning Authority should consider an appropriate lifetime for a static caravan when deciding how many years into the future climate change needs to be considered.

The submitted FRA does not include appropriate climate change allowances, which would be needed to make an assessment on the proposed development remaining safe for its lifetime. The flood level appropriate CC allowance would then be used to assess the appropriate mitigation measures incorporated within the FRA. We have included some advice below regarding sources of information.

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Advice to LPA

Exception Test

These proposed works include the development of a permanent occupancy static caravan, a Highly Vulnerable flood risk classification. According to Paragraph 160 of the NPPF the development should demonstrate that it provides wider sustainability benefits to the community and; will be safe for its lifetime without increasing flood risk elsewhere.

As noted in the NPPF and NPPG, it is for you, the local planning authority, to assess and determine if both elements of the exception test have been passed. Only upon successfully passing the flood risk exception test should other considerations including our comments noted below be applied.

Overcoming our Objection

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

The Environment Agency will always support and substantiate its objections to major development proposals at appeal wherever a refusal is lodged in line with its advice. If you are minded to grant permission against the Environment Agency's advice, please contact the Planning Liaison Officer named below before making a formal decision to discuss the conditions and informatives that the Environment Agency would wish to apply to this proposal.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify the Environment Agency to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

Advice to Applicant

We do not prepare or provide FRAs. However, our Customers and Engagement teams can provide any relevant flood risk information that we have available. Please contact SSDEnquiries@environment-agency.gov.uk.

Your local planning authority should have undertaken a Strategic Flood Risk Assessment (SFRA) which will also include local flood risk information to inform your FRA. Please contact your local planning authority to determine what information is available. Further advice on what to include in an FRA can be found at <https://www.gov.uk/guidance/flood-risk-and-coastal-change#site-specific-flood-risk-assessment-all>

Please do not hesitate to contact me on the number below should you have any queries on the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250

Direct e-mail planningSSD@environment-agency.gov.uk